

MORTGAGE DEED

This Mortgage Deed, made this 1st day of February, 2024, between John Doe (hereinafter referred to as the "Mortgagor"), residing at 123 Palm Tree Lane, Miami, FL 33101, and Jane Smith (hereinafter referred to as the "Mortgagee"), residing at 456 Sunny Isles Boulevard, Miami, FL 33160, witnesseth:

PROPERTY DESCRIPTION

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, pledge, assign, transfer, and convey to the Mortgagee, the following described property situated in the County of Miami-Dade, State of Florida, to-wit:

Lot 7, Block 14, PALM TREE ESTATES, according to the plat thereof, as recorded in Plat Book 52, Page 41, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest, and estate, reversion, remainder, and easements thereto belonging or in anywise appertaining.

TERMS AND CONDITIONS

This mortgage is to secure the payment of the principal sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00), with interest thereon from date at the rate of five percent (5%) per annum on unpaid balances, payable in monthly installments of principal and interest combined of ONE THOUSAND ONE HUNDRED DOLLARS (\$1,100.00), beginning on the 1st day of March, 2024, and continuing on the same day of each succeeding month thereafter until the 1st day of March, 2034, when the remaining unpaid balance of principal and interest shall be due and payable.

ATTORNEY INFORMATION

The parties hereby appoint Richard Roe, Esq., of Roe and Associates, 789 Legal Way, Suite 101, Miami, FL 33132, as the attorney to prepare and oversee this mortgage deed.

BUYER INFORMATION

First Name: John
Last Name: Doe
Address: 123 Palm Tree Lane
City: Miami
State: FL
Zipcode: 33101

SELLER INFORMATION

First Name: Jane
Last Name: Smith
Address: 456 Sunny Isles Boulevard
City: Miami
State: FL

Zipcode: 33160

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

John Doe, Mortgagor

Jane Smith, Mortgagee

State of Florida

County of Miami-Dade

On this 1st day of February, 2024, before me, the undersigned notary public, personally appeared John Doe and Jane Smith, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: MM/DD/YYYY

This document serves as a basic template and includes common sections found in Florida State Mortgage documents, such as property descriptions, terms and conditions, party information, and acknowledgment by a notary public. For actual usage, customization to include all specific details and legal review is essential.